डा० रत्नाकर पाण्डेय : जब मंत्री महोदय तैयार होकर आएं, तब इस प्रश्न को उठाया जाए, सभापति जी।

श्री कल्पनाथ राय : सभापति महोदय, मैंने आपसे यह कहा है कि ऊर्जा और गैर-परंपरागत ऊर्जा स्रोतों में जो स्रोत गांवों में उपलब्ध हैं और जिन स्रोतों को आधुनिक माध्यम से हम उपलब्ध नहीं करा सकते, उनके माध्यम से गांवों की जनता की समस्या को हल करने के लिए, जो उनकी समस्या है कुकिंग गैस की... (**व्यवधान**) अगर आप सुनेंगे नहीं तो क्या हल करेंगे... (**व्यवधान**) जो जनता की समस्या है कुकिंग गैस की, खाना पकाने के लिए... (**व्यवधान**)

श्री सभापति : उनका प्रश्न यह है कि आपके विभाग में क्या आप परंपरागत और अपरंपरागत को अलग-अलग देखने का इंतजाम करेंगे बस?

श्री कल्पनाथ राय : सभापति महोदय, दोनों परंपरागत और गैर-परंपरागत माध्यम से देश की जनता की सेवा की कोशिश सरकार कर रही है।

AN. HON. MEMBER: This is not the question.

डा० बापू कालिदास : देश की सेवा में हम लोग तंग आ गए हैं।

AN HON. MEMBER: There should be a Half-an-hour Discussion on this.

श्री सभापति : उनका पूछना है आपके डिपार्टमेंट में आप अलग-अलग लोगों को अलग-अलग जिम्मेदारी देंगे क्या?

एक माननीय सदस्य : इस पर आप आधे घंटे का डिस्कशन करवा दीजिए।

श्री सभापति : आप समय मांग लीजिए।

श्री राम अवधेश सिंह : मंत्री जी आज बिना तैयारी करके आए हुए हैं इसलिए आज जवाब नहीं दे रहे हैं। इनको समय दे दिया जाए।

Conditions for Grant of Loans by Financial Institutions

*266. SHRI GURUDAS DAS GUPTA: Will the Minister of FINANCE be pleased to state:

(a) whether the Financial Institutions like LIC, GIC and National Housing Bank etc. make available housing loans to individual borrowers who happen to be members of a Group Housing Society in Delhi;

(b) whether a member of the Group Housing Society, having already availed of the first loan facility from his employer, can also get the second loan to cover his deficit for completing his house/flat, especially when he is unable to mortgage that very property second time to the LIC, GIC and NHB etc.; and

(c) if the reply to part (b) above be in the negative, in what manner such needy persons can get second loan from LIC, GIC, NHB etc. to cover his deficit in order to complete the house without arranging for second mortgage of his property, in case he is a person serving in the Government /Public Sector Undertakings?

THE MINISTER OF STATE IN THE MINISTRY OF FINANCE (SHRI DALBIR SINGH): (a) LIC grants such loans.

(b) Generally, loans are granted to individual borrowers only against first charge on the property/flat to be acquired from the borrowed funds.

(c) LIC can grant loans to Central Government servants against second charge, for meeting the balance cost of the house/flat, provided original documents of title are lodged.

SHRI GURUDAS DAS GUPTA: The intention of the question is to draw the notice of the Government to the pitiable condition of the middle class employees who would like to build their own houses in Delhi from their employers. The situation is, thanks to the inflation that has overtaken the country because of the current economic policies, the cost of house building is rising everyday and some of the real estate owners are doing business in the way they like exploiting the middle class. The situation is the amount that is advanced to the employees as house building loan is too inadequate to cover the expenses. Therefore, I would like to know from the Government, considering the present inflationary situation, what the Government would like to do to rescue the middle class employees so that they are able to build their own houses with enough loan from the employers.

श्री दलबीर सिंह : सर, एल०आई० सी० व्यक्तिगत ऋण देती है। जैसा माननीय सदस्य ने पूछा, जी०आई० सी० का का जहां तक सवाल है वह राज्य सरकारों को कमजोर वर्गों की आवास योजनाओं के लिए फाइनेंस करता है। जहां तक हुडको का सवाल है यह रिफाइनेंस करता है। एन०एच०बी० भी रिफाइनेंसिंग संस्थान है और अन्य फाइनेंशियल संस्थान भी रिफाइनेंस करती है। जो माननीय सदस्य ने कहा मैं बताना चाहता हूं कि केन्द्र सरकार द्वारा अपने कर्मचारियों को हाउस बिल्डिंग एडवांस दिया जाता है। इसमें कुछ शर्तें भी हैं। जैसा माननीय सदस्य ने कहा कि जहां दुबारा जरूरत पड़ती है या जहां कमी रहती है तो मैं बताना चाहता हूं ऐसा कुछ नहीं है कि उनको नहीं दिया जाता। उनको एल०आई०सी० आदि दूसरी जगहों से भी दिया जाता है। मैं सारी चीजें आपको बताता हूं। हाउस बिल्डिंग एडवांस जो हमारा निर्धारित है वह यह है जिनकी पचास महीने की बेसिक पे एक लाख 35 हजार तक है उसको दो लाख तक लोन मिल जाता है। Rs. 3 lakhs for employees whose 50 months' basic pay exceeds Rs. 1,35,000/—. जिनका 50 महीने का वेतन दो लाख पच्चीस हजार पए से अधिक है उन्हें 4 लाख रुपए तक लोन मिल जाता है। ऐसा कुछ नहीं है कि नहीं मिलता। इसमें बैंक वाले भी हाउस बिल्डिंग एडवांस देते हैं। ऐसा नहीं है कि वे नहीं देते।

SHRI GURUDAS DAS GUPTA: It is a very easy solution suggested by the Minister. But the problem lies somewhere else. The problem is if the original documents of title are lodged with the first charge, then the second charge cannot be made against that. That is the whole problem. If the employer gives a loan, he takes the papers with him and if the papers are not given to the LIC, then the LIC will not take the responsibility to refinance. That is the whole problem. In view of this my question is since the Government allows banks to form a consortium to come to the aid of the big borrowers and that loan is not against a particular bank but from a number of banks, in the same way why the small borrowers like the middle class employees cannot take the loan from a number of institutions against the original title deeds In the same way as you are helping the big borrowers, why cannot you help the small borrowers?

श्री दलबीर सिंह : ऐसा कुछ नहीं है कि हम बड़े लोगों को ही देते हैं। माननीय सदस्य इस को समझें। इसमें जहां तक हमारा फाइनेंसिंग सिस्टम है, उसके हिसाब से गवर्नमेंट हाउसिंग बिल्डिंग एडवांस उनको मिलता ही है। यदि ये लोग चाहें तो हमारे एच०डी०एफ० सी० और एल०आई०सी० जो हैं उनसे भी ऋण ले सकते हैं। जहां तक सार्वजनिक प्रतिष्ठानों का संबंध है उनको भी धन दिया जाता है।

SHRI GURUDAS DAS GUPTA: He is avoiding my question...

SHRI DALBIR SINGH: I am answering. जहां तक टाइटल डीड की बात है फर्स्ट मोर्टगेज में हम उनको एडवांस करते हैं। मान लीजिए एक लाख असेट्स हैं तो 75 हजार ऋण देते हैं, 25 हजार नहीं देते हैं। इसके लिए कहीं से भी अपने रिसोर्सेज से इंतजाम कर सकते हैं। दूसरे...

श्री सभापति: इनका प्रश्न यह है कि एक बार तो दे दिया दूसरी बार उनको लोन लेने की जरूरत पड़ती है तो...

श्री दलबीर सिंह: दूसरे ऐसा है कि जो एम्पलाइज हैं जिस डिपार्टमेंट में सर्विस करते हैं वे अपने हैड आफ द डिपार्टमेंट हैड आफ द इंस्टीट्यूशन से परमिशन लेकर एल.आई.सी. के पास लोन के लिए जा सकते हैं। (व्यवधान)

SHRI GURUDAS DAS GUPTA: In the case of a bank the employee takes a loan and the documents are with the bank. The Finance Minister is here. Will he clarify that he will allow the employee to take the documents from the bank and deposit them with the LIC to take a second loan?

SHRI SURESH KALMADI: A good suggestions must be accepted... (*Interruptions*)...

श्री दलबीर सिंह: पहले मेरा पूरा उत्तर तो सुन लीजिये। उसके बाद दूसरा सप्लीमेंटरी पूछ लीजिये... (व्यवधान)। ऐसा नहीं है। हैड आफ दी डिपार्टमेंट की अनुमति से एल.आई.सी. से लोन ले सकता है। ऐसा कुछ नहीं है कि कोई पाबन्दी है। वह लोन ले सकता है।

SHRI GURUDAS DAS GUPTA: Sir, nobody gives the permission. I know a number of cases. I seek your protection, Sir. I know of a number of cases where the banks refuse to give permission. They do not allow the depositing of documents in any other second institution. Let the hon. Finance Minister clarify that.

THE MINISTER OF FINANCE (SHRI MANMOHAN SINGH): Sir, the hon. Member has raised a legal point. We will consider all aspects of it.

MR. CHAIRMAN: Shri Jagesh Desai.

SHRI JAGESH DESAI: Mr. Chairman, Sir, the funds that are advanced by the National Housing Bank are very inadequate. No finance is available. The Reserve Bank of India has directed that only 3 per cent of incremental deposite should be given by way of advance and that comes to not more than Rs. 300 crores. Now, the National Housing Bank has a scheme, whereby black money gets converted into white money. But under the scheme only 40 per cent of the amount will be retained for the purpose of housing. The scheme is not very attractive and hence they have launched a new scheme, the Remittace of Foreign Deposit. Because of this, the National Housing Bank is not getting sufficient deposit... (*Interruptions*)...

MR. CHAIRMAN: What is your question?

SHRI JAGESH DESAI: Nowadays Mutual Fund is proving to be an attractive investment and people are not putting their money in the National Housing Bank. An advance of 3 per cent of the incremental deposit is very little. I would like to know from the Government whether it could increase the percentage of incremental deposit for the purpose of giving housing loans.

SHRI MANMOHAN SINGH: Sir, right now, as the House knows, our country is passing through a very serious economic crisis. We have no other alternative but to restrict credit. As soon as the economic situa-

on improves, the Reserve Bank of India will revise the credit policy and as and when the credit policy is liberalised, the needs of the housing sector will also be given due consideration.

MR. CHAIRMAN: Shri M. S. Gurupadaswamy.

SHRI M. S. GURUPADASWAMY: Sir, the House is aware that housing is a priority sector now. There has been a backlog in housing in general and this backlog is increasing every year. A number of hurdles are placed before the borrowers and this is causing a lot of delay in getting the loans. I would also like to know from the Minister whether the banks or the LIC or other financial institutions advance loans to these loanees and demand collateral security. Many of them do not have collateral security and as a result they do not get loans. I am not referring to the employes alone. But I am referring to a general question whether whenever loan is sanctioned, there is a demand for collateral security. When they do not have collateral security, they do not get loans.

MR. CHAIRMAN: What is your question?

SHRI M. S. GURUPADASWAMY: Will the Government revise its policy? They should not demand collateral security.

SHRI MANMOHAN SINGH: I would respectfully submit that the banks are not institutions of grant economy. It is the duty of the banks to help the weaker sections to the maximum extent possible. But banks are dealing in other people money. The borrow money and they lend money. Now subject to that if there is scope for reviewing the present practice with regard to the housing scheme, we would be happy to consider it. But at this stage it is not possible for me to give a definite assurance to the House whether this is a feasible proposition.

MR. CHAIRMAN: Mr. Narayanasamy.

SHRI V. NARAYANASAMY: Mr. Chairman, Sir, when the employee gets the loan amount, he starts construction on his property. Therefore value is added to his property. Then, Sir, advancing a second loan by the same institution on the value added is not a problem for the institution. Therefore, I would like to know from the honourable Minister whether the second loan can be given by the same institution for the employees for housing purposes.

Secondly, the Indian banks are now advancing loans for housing. But, whenever the employees approach them for loans for housing under the Group Housing Schemes the banks do not encourage that. Therefore, I would like to know from the honourable Minister whether the Indian banks also will advance loans for housing under the Group Housing Schemes, the banks do not encourage that. Therefore, I would like to know from the honourable Minister whether the Indian banks also will advance loans for housing under the Group Housing Scheme, as recently announced by the honourable Finance Minister.

श्री दलबीर सिंह : सर, माननीय सदस्य के जो सजेशंस हैं उनको भी हम दिखला देंगे। ऐसा कुछ नहीं है सर। मूल प्रश्न जो है इसमें एल.आई.सी. के अलावा भी हमारी एल.आई.सी. हाउसिंग फाइनेंस लिमिटेड है और जी. आई.सी. वित्त निगम जैसी संस्थाएं हैं, जो व्यक्तिगत ऋण देती हैं। इसमें कुछ शर्तें होती हैं, एटरेंडम तो उनको नहीं दिया जा सकता है। इसके अलावा मैं माननीय सम्मानित सदस्य को यह भी बताना चाहूंगा कि एल.आई.सी. ने देशभर में... (व्यवधान)...

SHRI V. NARAYANASAMY: Sir, I am asking about the Indian banks.. (*Interruptions*)... Sir, it says, "..... LIC or GIC or any other bank." which means it applies to the Indian banks also... (*Interruptions*)...

श्री दलबीर सिंह: सर, इंडियन बैंक की अगर माननीय सदस्य को जानकारी है...

MR. CHAIRMAN: He is asking about loans to be given under the Group Housing Scheme... (*Interruptions*)...

श्री दलबीर सिंह: सर पर्टिक्युलर नहीं जानते पर....

श्री सभापति: पता लगाइये और बता दीजिये।

श्री दलबीर सिंह: इसको मैं बाद में दे दूंगा।

India's opening up of select service Sectors to foreign countries

*267. SHRI KAMAL MORARKA: Will the Minister of COMMRCE be pleased to state:

(a) whether it is a fact that India is opening up select service sectors to foreign countries for securing access in labour intensive services at the Uruguay round of GATT talks;

(b) if so, the areas wherein India is willing to allow foreign entry; and

(c) details of conditions, if any, proposed by India?

THE MINISTER OF STATE OF THE MINISTRY OF COMMERCE (SHRI P. CHIDAMBARAM): (a) to (c) A statement is laid on the Table of the House.

Statement

The multilateral framework on trade in services being negotiated in the Uruguay Round envisages an exchange of market access concenssions among participating countries.

India has requested access from all participans in the negotiations in professional services relating to installation of computer hardware etc; business services, investigation and security services, health-related and social services, tourism, travel and leisure services, education services, and transport services by railways. The main impediment that India encounters in market access in these sectors is restriction on movement of natural persons. Therefore, India has sought relaxation of these restrictions with a view to enabling Indian service operators to move in certain categories of skilled personnel for temporary residence of 3B—5years.

The sectors in which India has made an offer are engineering services, computer-related services, research and development services, technical testing and analysis services, value-added telecommunication services, construction of roads and bridges, hospital services, hotels and other lodging services, motion picture and video distribution services travel agency and tour operator services and international freight transportation by air.

As far as the financial services sector is concerned, an offer has been made in respect of marine freight insurance and reinsurance. These areas of insurance are already open to foreign service providers and the intention is to commit ourselves to continued access at existing levels. It is also proposed to provide market access to providers of services auxiliary to insurance operations i.e. brokerage risk management, survey and loss adjustment.

This Indian offer is initial and conditional. It is conditional, first, upon the outcome of the current negotiations on the General Agreement on Trade in services. The second main